



Municipal Clerk
Atlanta, Georgia

04-0-0909

AN ORDINANCE BY: ZONING COMMITTEE U-04-09 Date Filed: 4-7-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

<u>SECTION 1.</u> Under the provisions of Section 16-06.005(1)(b) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Day Care Center** is hereby approved. Said use is granted to <u>Parent's Choice Learning Center</u>, <u>Inc.</u> and is to be located at 3900 Bakers **Ferry Road**, S.W., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 14 of the 14FF District, Fulton County, Georgia, being more particularly described by the attached legal description.

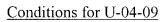
SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

<u>SECTION 3.</u> That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

ADOPTED by the Council APPROVED by the Mayor

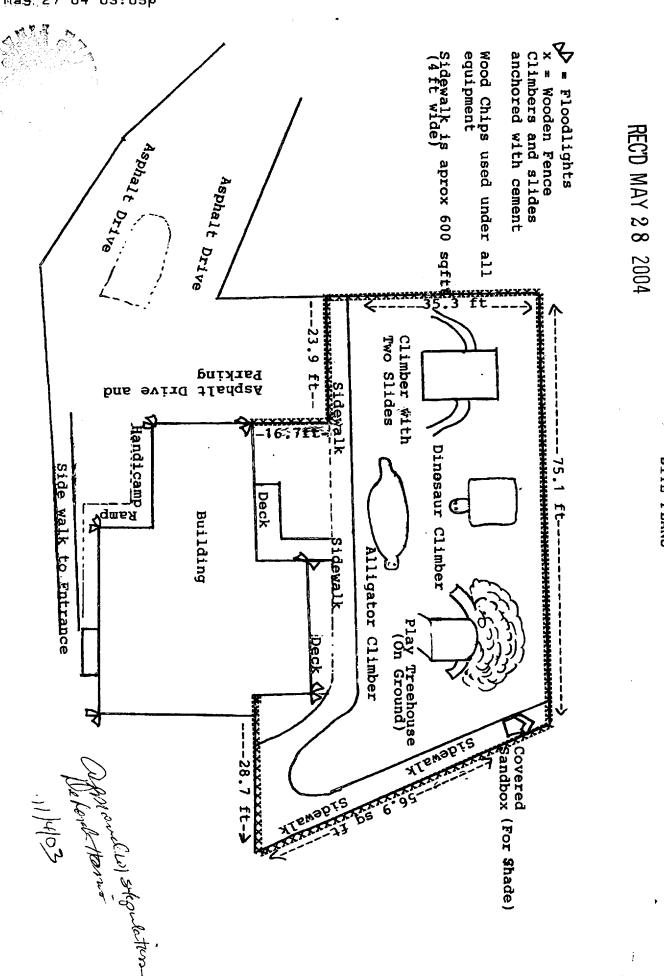
July 6, 2004 July 14, 2004

Deputy Clerk



Site plan entitled "Parent's Choice Learning Center, Site Plan" dated November 4, 2003 and marked received May 28, 2004.



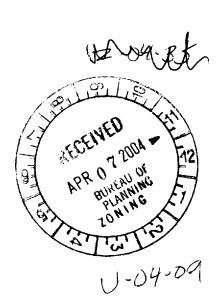




## Legal Description of 3900 Bakers Ferry Road

ALL THAT TRACT or parcel of land lying and being in Land Lot 182, 14th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point located at the intersection of the southeasterly right-of-way line of Bakers Ferry Road (40 foot right-of-way) and the southwesterly right-of-way line of Wilson Mill Road, formerly Sandtown Road (60 foot right-of-way); thence run south 33 degrees 54 minutes 29 seconds east along the southwesterly right-of-way line of Wilson Mill Road for a distance of 227.01 feet to a rebar found; thence leaving the southwesterly right-of-way line of Wilson Mill Road south 57 degrees 36 minutes 27 seconds west for a distance of 210.00 feet to a 11/4 inch pipe found; thence north 00 degrees 03 minutes 08 seconds east for a distance of 180.04 feet to a point located on the southeasterly right-of-way line of Bakers Ferry Road; thence northeasterly along the southeasterly right-of-way of Bakers Ferry Road and following the curvature thereof a distance of 132.16 feet to a point, said point being the point of beginning. Said property is further described on plat of survey for Citizen's Trust Bank dated May 21, 2003. by Bakkum-Deloach & Associates.



## Atlanta City Council

## Regular Session

MULTIPLE 04-0-0902 04-0-0905 04-0-0465 04-0-0908 04-0-0909 ADOPT

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

Y Smith Y Winslow NV Shook Y Martin Y Mitchell Y Starnes Y Archibong Y Muller Y Maddox Y Norwood Y Young Y Fauver Y Moore NV Mosley NV Willis

## Referred To: 2 Refferred To: Date Referred **Date Referred** Referred To: Date Referred APPLICANT: YOLANDA ROLLE OWNER: YOLANDA ROLLE & CHARLOTTE AREA: APPROX. 0.64 ACRE LAND LOT USE PERMIT FOR A DAY CARE CENTER AN ORDINANCE GRANTING A SPECIAL BY: ZONING COMMITTEE AN ORDINANCE 14, 14THFF DISTRICT, FULTON SOUTHWEST CORNER OF WILSON MILL THE SOUTHEASTERLY SIDE OF BAKERS COUNTY, GEORGIA ROAD DEPTH: VARIES FERRY ROAD BEGINNING AT THE ROAD, S.W. FRONTING 132 FEET ON (16-06.005(1)(B), PROPERTY **CONSENT REFER** ADVERTISE & REFER PERSONAL PAPER REFER REGULAR REPORT REFER 1st ADOPT 2nd READ & REFER (Do Not Write Above This Line) 3900 BAKERS FERRY 04-0-0909 COUNCIL DISTRICT 10 ADOPTED BY JUL 0 6 2004 U-04-09 Fav, Adv, Hold (see rev. side) Fav, Adv, Hold (see rev. side) Committee Date Chair Referred To Committee Committee Chair , 2 day Members Refer To Refer To Action Other Action Chair Date Fav, Adv, Hold (see rev. side) Fav, Adv, Hold (see rev. side) Committee Committee Members Members Refer To Refer To Action Chair Action Date Date Chair ☐ Consent FINAL COUNCIL ACTION MAYOR'S ACTION CERTIFIED ☐ 1st & 2nd Readings □ V Vote MAYOR 6

□ 3rd